HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/24/0061
LOCATION:	Wellcross Farm, Five Oaks Road, Slinfold, West Sussex
DESCRIPTION:	Approval of details reserved by condition 19 c) ONLY ALL PHASES (Contamination) to application DC/19/1897 (141 units of accommodation (C2 Use) and community facilities including resturant, cafe, shop, hairdressers, spa and consultation/treatment suite, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Ridge and Partners LLP Remediation Method Statement dated March 2024	

MAIN COMMENTS:

Condition 19

Environmental Health have reviewed the Ridge and Partners LLP Remediation Method Statement, dated March 2024, and we have the following comments to make.

1. From reviewing section 6.2 of the above mentioned report we note that the only area identified for clean cover is 'Area 1' as identified in the supplementary ground investigation works. From reviewing the original site investigation works made ground soils were however also detected in TP01, TP02, TP05, WS01, WS02, WS03, WS05 and WS10, located outside of this area, with limited sampling of the made ground undertaken at these locations.
2. Given that made ground soils appear to extend beyond Area 1 and the lack of testing during the original ground investigation, as detailed above, we have concerns with regards to the extent of the proposed clean cover system.
3. We note the comment in section 6.2 of the report '*A cover system comprising a minimum of 600mm of certified clean sub-soil / topsoil, or greater thickness appropriate to the landscaping requirements, of suitable for use cover material will be placed areas of soft landscaping within the western limits of the Phase 3 boundary as defined by the orange shaded area below within image 6.1, and the full-size plan is included as Appendix 3'*. From reviewing the site investigation reports it apparent that made ground soils in some of the above-mentioned locations were detected at depths greater than 600mm. Placing clean imported soils directly on top of made ground soils is not a system we can support – we would therefore be grateful for some clarity in the RMS on the proposed specification where made ground soils are still present below the 600mm cover system.
4. We also the comment in section 6.2.2 '*A sampling frequency of one sample per 50m3 is required, and a minimum of three samples are required per soil import source. For larger amounts of soil from a single source the sampling frequency can be reduced by agreement with Ridge'.* So long as any sampling is in accordance with current industry guidance we are not against the principle of reduced sampling, this will however also need to be agreed with the LPA – this requirement should be reflected in the RMS.
5. Further to the above it is also not clear when the material will be tested. In our view, which is in line with current industry guidance and best practice, the testing should be undertaken once the material has been imported onto the site and stockpiled i.e. before it has been used to form the cover system.

Given the above unfortunately we are not in a position where we can recommend the discharge of condition 19 at this time. We would however welcome dialogue with the applicants environmental consultants on the above matters.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	13/05/2024